



Welcome to Wheaton Revitalization News!

Wheaton Revitalization News is an email distribution list that will provide frequent updates to the surrounding community on the Wheaton Revitalization project. The purpose of this distribution list is to provide you with project updates and construction activities. For additional information on the Wheaton Revitalization Project please visit <http://www.wheatonproject.com>

Look Ahead – Week of February 16 to February 22, 2020

Overall Project Status

The project is currently 90-percent complete and on-schedule for a May 31, 2020, Substantial Completion. All interior construction is scheduled to wrap-up during the week of April 27 followed by a month-long punch-out process and Use and Occupancy (U&O) process.

Roadway Work

Veirs Mill Road- Sanitary Sewer construction started along the west side of northbound Veirs Mill Road. Concrete barriers have been placed and demolition of the concrete median and former road surface is underway.

The sanitary sewer work will take place along northbound Veirs Mill Road between the entrance to the WMATA bus loop and Reddie Drive. Precast concrete barriers have closed-off the westernmost northbound lane to allow for a deep excavation to up size the existing sanitary sewer line. Once started, this work will require 10-weeks to complete.

Reddie Drive - Work in Reddie Drive causing the one-way westbound configuration will continue into March. The contractor is currently placing new ADA ramps at the intersection of Reddie Drive and Georgia Avenue. Once completed, the contractor will commence with removal and replacement of the south curb line along Reddie Drive adjacent to the new Town Square. Reddie Drive is expected to return to a two-way configuration in late-March 2020.

Grandview Avenue – Grandview Avenue remains very busy with construction related traffic. Patching and resurfacing of Grandview Avenue is scheduled for paving in early spring 2020. A Special Notice will be issued in advance of resurfacing.

Intersection of Grandview Ave and Reddie Drive – The re-construction of the intersection of Reddie Drive with Grandview Ave remains well underway. The new curbs have been constructed and a new concrete median will be placed over the next several weeks. In its final configuration, westbound traffic along Reddie Drive from Georgia Ave

will be required to turn RIGHT onto Grandview Avenue. No left turns will be permitted towards Veirs Mill Road. (See Photo)

Triangle Lane – At present there is no construction along Triangle Lane. However, Triangle Lane is scheduled for resurfacing in early spring 2020. A Special Notice will be issued as this night-work activity approaches. No closures of Triangle Lane will be permitted during normal business operation hours.

Building Status

Interior Construction (See Photo)

- Interior construction is active on all floors of the building.
- Office space is framed through level 14 with sheetrock hung and interior door installation underway. Painting continues throughout the building.
- Ceilings are being hung in areas of the building to receive ceilings.
- The building “sports” open ceilings in large work-areas where employees work in an open-space concept.
- All interior construction is scheduled to wrap-up during the week of April 27.

Major Building Systems

- Major building systems such as the electrical system and boiler are up-and-running.
- The building is now operating under permanent power, which is a major milestone in building construction. The sprinkler system is flushed, pumps for HVAC have started, and the Boiler system successfully cranked-up this past week.
- Commissioning of all major building systems is underway.
- Commissioning is a term used for the fine-tuning of major building systems such as electrical, HVAC, piping, etc.
- The fire alarm system installation is underway.
- Testing the fire alarm system is a key condition of Use and Occupancy (U&O)
- Installation and testing of the fire alarm system under the watchful eye of the County’s Fire Marshall.

Building finishes

- Finishes such as painting and flooring are underway throughout the building (See Photo)

Elevators

- In all, the building sports eight (8) elevators.
- There are six (6) elevators in the main lobby and two (2) elevators to serve the four-story underground garage.
- The machinery and structural elements for the elevators have been installed.
- The elevator cab installations are underway.
- Two (2) main lobby elevators are now operational for construction purposes.

Furniture

- Installation of the 800-workstations commenced last Monday, (See Photo).

- Sixty-five (65) workstations were installed on the fourth (4th) floor.
- The 4th floor was the first floor to receive furniture.
- Furniture was delivered to the 5th floor this week and installation is underway.
- In all, 800-workstations will be installed to support the workforce.
- Installation of the workstations will complete in late May.

Move-in

- Move-in of the new tenants will commence in mid-June 2020 and conclude in August 2020.

The building tenants include:

- Maryland National Capital Park and Planning Commission (M-NCPPC)
- Montgomery County Department of Permitting Services (MCDPS)
- Montgomery County Department of Environmental Protection (MCDEP)
- Mid-County Regional Services Center - Wheaton Urban District
- Community Use of Public Facilities (CUPF)
- Montgomery County Health and Human Services (HHS)
- Montgomery County Department of Recreation (REC)
- Development of the move-in schedule is underway

Building IT System

- Installation of a Passive Optical Network (PON) is underway

Security System

- Installation of the building Security System is underway

Town Square

- Construction of the Town Square is >75-percent complete.
- Construction of the new elevated concrete walkways from Georgia Ave to the Town Square and from the Town Square to the WMATA tower is complete.
- Installation of new door leading from the WMATA tower to the elevated walkway is underway.
- Installation of hand-rails and lighting will follow.
- Construction of the Amphitheatre terracing is well underway.
- Foundation for the stage is complete.
- Backfill is underway.
- Installation of underground conduits for lighting and security will follow backfill.
- Stage construction to commence over the next three-weeks.
- The bio-retention areas are complete, absent planting.



February 16, 2020

To access more Wheaton project photos, [click here](#).

Follow Project Progress via the Project Camera

A camera has been installed to view construction on the site. [Click here](#) to access the camera.

Project Milestone Schedule

Activity	Completion Date
Demolition of RSC Bld.	Complete
Building tie-down anchors	Complete
Geothermal Piping	Complete
Foundation Construction	Complete
Building Reaches Street Level	Complete
Utility Installation	Complete
Town Square	Spring 2020
Building top-out	Complete
Building Close-in	Complete
Building Skin	Complete
Interior build-out	Spring 2020
Substantial Completion	May 30, 2020
Move-in (occupancy)	Summer 2020

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